



**To: San Mateo City Council**

**Re: Hillside Mall Redevelopment – Supporting Project-Level EIR Requirement**

**Date: September 21, 2026**

Dear City Council Members,

The Board of the Beresford Hillside Neighborhood Association stands firmly with Checkpoint Hillside and **hundreds** of residents to respectfully urge the San Mateo City Council to require a project specific Environmental Impact Report (EIR) for the Hillside Project.

The project developer's ask that you rely on the City's existing General Plan EIR is risky and woefully inadequate when we are looking at a redevelopment of this magnitude. **This is San Mateo's Mt. Everest.** Banking solely on the General Plan EIR would be reckless and additionally set a bad precedent for ensuing projects in the pipeline. We simply cannot allow corners to be cut. We have everything to lose and nothing to gain.

It's logical and responsible for the City to demand a full analysis of the site-specific environmental impacts for this many-layered project. **Especially** considering that it abuts our residential neighborhoods. And when we speak of years of such things as demolition, construction, traffic route impacts, excavation, pile driving – not to mention water and sewer capacity, fire protection, air quality and the demands on other City services - the extensive list of concerns to be addressed is mind boggling.

A project specific EIR is nothing short of essential. It may also identify unforeseen factors yet to be considered.

Most importantly, we recognize that the City has already determined a project-level EIR is necessary. We cannot allow ourselves to be bullied into a lesser decision. Your residents will stand by you as you stand by your independent determination that this project fully warrants a complete project specific EIR.

We have to get this right. Not just for our residents and City today – but for the years and generations to follow. Before you take action to approve this project, we respectfully ask

that you steadfastly require the developer to prepare a project specific Environmental Impact Report. Your decision won't just be your legacy – it will be ours, too.

Most sincerely,

BERESFORD HILLSDALE NEIGHBORHOOD ASSOCIATION  
BOARDMEMBERS